

RESIDENTIAL LAND FOR SALE



2618-3182 Cave Springs
Road
Henderson, Tennessee
United States

Parcel Size **10 Acres** Date Listed **09/13/2023**
Listing ID **GL-
1694624715**

Listed by: Landcentury

Asking Price
\$84,900

For more information, visit:
<https://www.globallistings.com/10759806>

Overview

10 Acres Timber Land with County Road and Electric
https://land.element.com/product/tn_chester03_tract2/ Cash Price: \$84,900 Reservation Fee: \$900
 non-refundable reservation fee secures this property. Reservation fee will be counted toward purchase price and down payment. BBB A+ Rating Business: we are a Better Business Bureau Greater Houston Accredited A+ rating business! We ensure our customers have a seamless buying experience built on mutual trust. Call us today at (970) 420-2440, email us sale@element.com, ask any questions about our listings or purchase processes, we will help you find the right land. Element ID: TN_Chester03_Tract2State: TennesseeCounty: Chester CountyAddress: Cave Springs Rd, Henderson, TN 38340GPS: 35.31838, -88.71808Size: 10 AcresParcel Number: (TBD)Title: Free Clear, Warranty DeedZoning: County-Level permitting regulations for new structuresTerrain: Flat, gentle rollingTaxes: \$109/yearPOA: noneRoad: county roadElectric: Southwest Tennessee Electric (731) 989-2236Water: need wellSewer: need septicPhone: Cell or LandlineInternet: Local service providerTrees: YesFEMA Flood Zone: NoRV's: Not as permanent residenceCity Limit: Property is OUTSIDE of city limits of Henderson, TNLegal Description: See Appendix A STEP 1: Google Map for navigation: <https://goo.gl/maps/WJTmctze4fHZk5oAA> STEP 2: Corner and Boundaries: https://www.google.com/maps/d/edit?mid=1mjsW9w1AFYW_iksD36p0FDse7KzjppMusp=sharing (when you are near the land, click this link on your phone to open Google Map, the RED BOX shows the land boundary, the FLASHING BLUE DOT shows where you are standing)Special Note: we also own the neighboring lots if you need larger acreage. Please contact us at (970) 420-2440The Property: Total Privacy on this Fully Timbered 10 Acres full of poplar hardwoods. This property has been surveyed in 2006 and uniquely features beautiful hard wood all over the property. The combination of lot shape and road frontage

allows plenty of flexibility on how you would like to customize your Homesite. The front of the property features ~2.5 acres of flat and partially cleared landscape perfect for a homesite. Around 7.5 acres wooded back provide great enjoyment to nature. This is a reliable hunting ground for some of the best white-tail deer and turkey hunting in middle Tennessee. Easy road access along Cave Springs Road. Knipper's Laurel Hill Grocery is right around the corner! Centrally located among Henderson (17 minutes), Somerville and Selmer. An easy 34 minutes drive takes you to Jackson, 42 minutes to Lexington, and 1 hour 40 minutes to Memphis. No HOA and cheap property taxes are only \$109/year. The overall property features 235 feet of road frontage. Power lines run across street of Cave Springs Road. Water Well Depths from 3 neighbors range between 105 feet to 210 feet. See attached photos showing neighboring well permits with depth information. Property subject to any County-Level permitting regulations for new structures (Chester County permits page). Please note RVs and Campers are allowed but not for full-time residency. This property features large straight and mature poplar trees that hold marketable timber value. A unique opportunity exists to harvest some of the timber and build a custom cabin with total privacy inside the woods. A dream hideaway on this land could feature a winding driveway into the land from the county road, clear a homesite inside the poplar trees, and leave 50' - 100' of forest on all sides for total privacy. Survey: we have both full-size paper survey and electronic PDF copies of the full survey on the property and the metes and bounds to ensure accurate boundaries. Electronic Copies of the Survey are available upon request in PDF. Original paper survey will be provided to buyer upon full payment. Electric: Southwest Tennessee Electric - 731-989-2236. Buyer to verify connection cost. Nearby Cities Points of Interest: 15 minutes to Chickasaw State Park 17 minutes to Chickasaw Golf Course 17 minutes to Henderson Farmers Market 17 minutes to Henderson, TN 17 minutes to Freed-Hardeman University 17 minutes to Chester County High School 29 minutes to Pinson Mounds State Archaeological Park 36 minutes to Jackson, TN 47 minutes to Walmart Supercenter 59 minutes to Hatchie National Wildlife Refuge 1 hour 40 minutes to Memphis International Airport 1 hour 42 minutes to Memphis, TN 2 hours 27 minutes to Nashville, TN

How to Find the Land: Search GPS 35.31838, -88.71808 in Google Maps for Directions to the property. Northwest Corner: 35.31838, -88.72542 Southwest Corner: 35.31795, -88.72544 Southeast Corner: 35.3179, -88.71752 Northeast Corner: 35.31838, -88.71808 You are welcome to visit a property anytime you like. Just Contact Us to schedule a time so that we can be sure the property is still available before you drive out to it. We operate an eCommerce land business, and we typically do not accompany property visits. Buyer is responsible for performing their own due diligence in researching the property for sale. All buyers should verify all information, contained herein or not, including access and utility accessibility and costs, and perform physical visits to the lot in order to satisfy themselves as to its accuracy. Seller is not responsible for any misinformation in this ad. All information is deemed reliable but not guaranteed. Property is sold AS IS.

Contact

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